



# City of Granite City

Inspection Department 2000 Edison, Ground Floor Granite City, IL 62040 Phone:(618) 452-6218 FAX:(618)452-6246

## *Plan Commission Minutes March 3, 2011*

### **CALL TO ORDER**

Chairman Sharon Ryan called the meeting of the Plan Commission to Order on Thursday, March 3, 2011, at 7:00 PM.

### **PLEDGE and SWEAR-IN**

The Pledge of Allegiance was recited and those present in the audience were sworn in. The Chair explained the Plan Commission is a recommending body to the City Council and the Council will make the final determination at their next meeting scheduled for March 15, 2011.

### **ATTENDANCE/ROLL CALL**

Members Present: Sharon Ryan, Sandy Crites, John Janek, Mark Davis, Jack Taylor, Don Luddeke, Frank Greathouse, Mary Jo Akeman and Peggy Cunningham. Excused absence: Shirley Howard.

Also present were: Aldermen Dan McDowell and Jim Smith.

### **MINUTES / AGENDA**

A motion to approve the Minutes from the previous meeting this evening's Agenda was made by John Janek and seconded by Mary Jo Akeman. Voice Vote. All ayes. Motion carried by unanimous consent.

### **COUNCIL REPORT**

Alderman Dan McDowell reported it was necessary to excuse himself from the Council Meeting due to a medical emergency, therefore, he will have a report at the next Plan Commission meeting.

### **PETITIONER – Renault Investigations**

Karen Poole  
1907 Johnson Road (Suite D)

Karen Poole introduced herself and stated her home address is 24 Meadowlark Court, Granite City, Illinois. Their firm, Renault Investigations, would like to move to a smaller, more visible, location at 1907 Johnson Road. The office has room for two or three people. There will not be a lot of traffic as few clients come to the office. She stated most of their work is out in the field, performing investigations or in Court.

Sandy Crites completed the Checklist for Non-Conforming Use; the Petitioner's responses as follows:

- a. Hours of Operation limited to: 8:00 AM to 5:00 PM.
- b. Days of Operation: Monday thru Saturday and an occasional Sunday.
- c. Signage limited to: As permitted by Ordinance and approval of Zoning Administrator.
- d. Screening required: No.
- e. Additional Parking required: No.
- f. Any additional exterior lighting permitted: No.
- g. Is there a need to address storm water run-off? No.

- h. Does permit expire with change of ownership and/or use? Yes.
- i. Is re-application necessary to intensify use? Yes.
- j. Shall the Zoning Administrator have the right to bring back the permit for review if, at any time, he finds the stated intent of the permit has not been followed or the business has become a nuisance? Yes.
- k. Additional requirements: No dumpster required at this location.

The Chair asked for questions or comments from the Commission. Mary Jo Akeman asked the number of employees and the Petitioner replied, one employee and a couple of contract investigators that typically are not in the office, they are telephoned as needed. The Chair asked the number of cars that would be parked there at a given time and was told, two.

**MOTION** by Sandy Crites and seconded by John Janek to approve the request for a Non-conforming Special Exemption Permit, allowing for the establishment of Renault Investigations at 1907 Johnson Road, Suite D, and the above list of restrictions (Items "a" thru" k). Roll Call vote. All ayes. Motion carried by unanimous consent.

**New Business** – None voiced.

**Unfinished Business** – Copies of the revised Zoning Ordinance #3818 (recently approved by the City Council), were distributed to the members./

No further business. Motion to Adjourn by John Janek and seconded by Peggy Cunningham. All ayes.

Respectfully submitted,

*Barbara Hawkins*

Recording Secretary  
Plan Commission

***PLAN COMMISSION ADVISORY REPORT***

**Hearing Date: March 3, 2011**

**PETITIONER: Renault Investigations  
Karen Poole  
1907 Johnson Road, Suite D  
Non-conforming Special Exemption Permit**

**MOTION by Sandy Crites and seconded by John Janek to grant the petitioner's request for a Special Use Permit and allow an Investigation business to operated in a district Zoned R-2.**

**Roll Call**

<b>Chair, Sharon Ryan</b>	<b>Yes</b>	<b>Jack Taylor</b>	<b>Yes</b>
<b>Sandy Crites</b>	<b>Yes</b>	<b>Don Luddeke</b>	<b>Yes</b>
<b>John Janek</b>	<b>Yes</b>	<b>Frank Greathouse</b>	<b>Yes</b>
<b>Mark Davis</b>	<b>Yes</b>	<b>Mary Jo Akeman</b>	<b>Yes</b>
		<b>Peggy Cunningham</b>	<b>Yes</b>

**Roll Call Vote: Motion Carried unanimously.**

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